

October 14, 2021

Borough of Bradley Beach
Zoning Board of Adjustment
701 Main Street
Bradley Beach, NJ 07720

In the matter of:

Rann Residence
Block 49, Lot 12
507 Central Avenue, Bradley Beach, NJ 07720
File BBBA 21-10 (Leon S. Avakian, Inc.)
Hearing Date: October 21, 2021

Dear Chairman and Board Members,

On October 12, 2021, I received a report from the Board's consulting engineer, Gerald J. Freda, concerning our Application for Use Variance. With regard to the report observations, where it is suggested that we provide additional information or notes, please accept the following:

1. "General Comments" (Note A) – A survey dated 10/17/2013 was provided with our Application which was deemed Complete. Having received the Engineer's report on 10/12/2021, a new survey could not be conducted before the 10/21/2021 Hearing date. However, no property changes have been made since the provided survey.
2. "General Comments" (Note B) – If found in poor condition, the Applicant will replace the existing curb and sidewalk along the frontage.
3. "General Comments" (Note C) – The Applicant assures that the planting area between the sidewalk and curb will remain natural grass.
4. "General Comments" (Note D) – Information will be provided that taxes are currently paid.
5. "General Comments" (Note E) – The Applicant assures that all construction permits needed for the job will be secured.
6. "Variance and Waivers" (Note A.3) – The front yard setbacks of the two (2) 25' x 100' lot properties on the block (507 and 509 Central Avenue) have similar (same) setback measurements (12.2') which represent existing non-conformities. The Applicant is not seeking a change to the non-conforming condition. There is one other property on the block, 505 Central Avenue, whose front yard setback conforms.

Please let me know if you have any questions.

Very truly yours,

Mark Rann

Cc: Kristie Dickert, Board Secretary